

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND REGULAR MEETING ON
MONDAY, OCTOBER 26, 2015, AT 6:00 P.M., and
A PUBLIC HEARING ON TUESDAY,
OCTOBER 27, 2015 AT 7:00 P.M. at
TURN OF RIVER MIDDLE SCHOOL
117 VINE ROAD, STAMFORD, CT**

REVISED AGENDA OCTOBER 21, 2015

*** NOTE: Due to the anticipated length of presentations and Zoning Board questions related to the BLT Boatyard Applications on October 26, the Board does not anticipate beginning to receive public comments until Tuesday, October 27*****

PUBLIC HEARING (6:00PM OCTOBER 26, 2015 ONLY)

1. **Application 215-31 – RICHARD W. REDNISS, Text Change**, requesting a change to the existing definition 67.3 Museum and to add a new definition 67.5 Museum Complex as a permitted use by Special Exception approval of the Zoning Board in the RA-2 District (*continued from October 19, 2015*).
2. **Application 215-32 – STAMFORD MUSEUM AND NATURE CENTER, 39 Scofieldtown Road**, Special Exception and General Development Plan, requesting approval to construct in 6 phases, new and improved structures on a Museum Complex located at an existing 100 acre site in an RA-2 zone, as well as related parking and site improvements at 39 Scofieldtown Road. Special Exception requests Zoning Board review. Separate application filed for text change for Museum Complex and a new definition 67.5 (*continued from October 19, 2015*).

REGULAR MEETING

PENDING APPLICATIONS:

1. Application 215-29 – WESTSIDE DEVELOPMENT PARTNERS, LLC, Text Change
2. Application 215-30 – WEST SIDE DEVELOPMENT PARTNERS, LLC, 1937 West Main Street (Lot B-2), Application for Special Exception and Site Plans/Requested Uses
3. Application 215-14 – RICHARD W. REDNISS, Text change
4. Application 215-31 – RICHARD W. REDNISS, Text Change
5. Application 215-32 – STAMFORD MUSEUM AND NATURE CENTER, 39 Scofieldtown Road, Special Exception and General Development Plan

APPROVAL OF MINUTES:

Minutes for Approval: October 5, 2015 and October 19, 2015

OLD BUSINESS

1. Application 214-08 - West Side Development Partners, LLC - Site Plan/Requested Uses and Special Exception approval in accordance with Stamford Zoning Regulations Section 7.5 (Large Scale Development) related to the construction of an \pm 184,000 square foot flex-industrial building and \pm 6,200 square foot retail/industrial/flex building with associated parking and site improvements. The subject property is located in the M-L zone with an address of 1937 West Main Street (Lot B-2) (*request for time extension*).

NEW BUSINESS

PUBLIC HEARING (7:00PM OCTOBER 26 and 27, 2015)

1. **Appl. 215-02 – THE STRAND/BRC GROUP, LLC, Text change**, to Amend Article III, Section 9(J)(5)(b) of the SRD-S District to increase permitted non-residential floor area ratio (FAR) from 0.20 to 0.23.
2. **Appl. 215-03 – THE STRAND/BRC GROUP, LLC, Washington Blvd./Bateman Way, Amend GDP**, requesting approval to amend the General Development Plan (GDP) for Harbor Point, originally approved as Application 206-57, by: 1) removing the note on the plan stating “maintain existing boat storage operation” and adding a note to read “Block P7 Permitted Uses: Office and Retail, Public Access, Marina, Parking” and 2) deleting the language of approval Condition #7 and replacing it with “Subject to SRD regulations, any future final site plan application, for full development of the 14 acre site, shall include a marina and public access improvements which shall be subject to review and approval of the Zoning Board.” in the SRD-S district, and to seek Coastal Site Plan Review of these amendments.
3. **Appl. 215-04 – SOUTHFIELD PROPERTY, LLC, Text change**, to Amend Article III, Section 9AAAA DWD Designed Waterfront Development District standards regarding maximum building height, minimum front setback, retention of existing structures and exemption of Water Dependent Uses from the calculation of building coverage, ground coverage, public access, preservation of visual resources and landscaping.
4. **Appl. 215-05 – WATERFRONT OFFICE BUILDING, LP, Map Change**, requesting approval to amend the Zoning Map to change from CWD to DWD for approximately 8.15 acres of property known as Stamford Landing and identified as 46, 62, 68 and 78 Southfield Avenue, Block #25.
5. **Appl. 215-06 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Special Exception, General Development Plans and Coastal Site Plan Review**, requesting approval of special exceptions and General Development Plan to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone. Special Exceptions being requested for proposed uses and development of the project and to establish a DWD district and to provide residential, retail and office and a boatyard/marina use and general public access.
6. **Appl. 215-07 – SOUTHFIELD PROPERTY LLC and WATERFRONT OFFICE BUILDING, LP, 28, 46, 62, 68, 78 Southfield Avenue, and 2 Selleck Street, Final Site and Architectural Plans & Requested Uses, Special Exception and Coastal Site Plan Review**, requesting approval of Final Site & Architectural Plans, Special Exception and Coastal Site Plan Review to construct 261 units of housing and a full service boatyard and marina with public access to the waterfront and water-dependent uses on approximately 13.4 acres on Southfield Avenue in a DW-D zone.
7. **CSPR-978 – WATERFRONT MAGEE, LLC, 205 Magee Avenue**, to provide winter boat storage on 3.5 acres in M-G zone, temporary parking, no utilities and no equipment storage.

ADJOURNMENT